

MEMBERS PRESENT: Mayor Richard H. Balbier, Chairman  
Katie Gallagher, Council Representative  
Joe Polidori

ABSENT: Ray Porterfield  
Jim Oper

ALSO PRESENT: David Kulcsar, Building Commissioner  
Barbara Stanton, Secretary

Chairman Balbier called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Balbier, "here", Katie Gallagher, "here", Joe Polidori, "here". Absent: Ray Porterfield, Jim Oper.

A motion to approve the minutes from January 8, 2015 was made by Katie Gallagher, second by Joe Polidori.  
**Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Joe Polidori.

Mayor Balbier: A request from Leon Sampat of LS Architects Inc. for a new 577 square foot exterior walk-in cooler/freezer for Ridge Manor Banquet Center located at 4630 Ridge Road P.P. #432-23-014. Commissioner Kulcsar: There are no variances required for this addition of the cooler. Leon Sampat: We would like to add a walk in cooler/freezer. Currently the walk in cooler/freezer is located within the structure. The party center is outgrowing space. There is a need for this cooler. We propose to place the cooler at the northwest corner of the lot. It will be obstructed by the house next to the party center that is owned by the church. At this time some delivery trucks find it difficult delivering the products due to the steps. We will create a flush doorway that the products can be moved into the party center without difficulty. As far as the elevations, the cooler is in an area that is sloping up hill, so part of the cooler will be imbedded into the grade. Only five foot will be above grade. At the east and west end it is approximately eight foot tall. The cooler will be a pre-finished aluminum panel. Mayor Balbier: How far is it from the north property line? Mr. Sampat: It is 37 feet from the property line and the shed will not be removed. After further discussion a motion was made by Katie Gallagher, second by Joe Polidori to approve the request from Leon Sampat of LS Architects Inc. for a new 577 square foot exterior walk-in cooler/freezer for Ridge Manor Banquet Center located at 4630 Ridge Road. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Joe Polidori.

Mayor Balbier: A request from Edward J. Haddad, Jr. P.E. of Clean Cemp Construction Engineering for a 518 square foot addition on the front of the CarTruck Packaging building located at 7315 Associate Avenue P.P. #431-13-012. Commissioner Kulcsar: For this application there will be a variance required. The building on this property is currently larger than what is permitted for the size of the lot. This request will need to make application to the Board of Zoning Appeals. The additional space will increase what is already above the lot size and limitation. Edward Haddad: I brought some pictures for the board to review. Mr. Haddad described the area in which the request is being proposed. The addition is near the front and this will be a garage, repair station. There will be a doorway to enter into the repair station. At present, there is a very small area for the mechanics. There will be the ability to spray equipment and make repairs that are necessary. There is a manhole near the loading dock and we will direct the water from the proposed repair station into that area using the same drain. The new addition will have the same color as the existing building. We hired a structural engineer who has submitted preliminary drawings to the building department. This should be a very nice addition and will assist the business. After further discussion a motion was made by Katie Gallagher, second by Joe Polidori to approve the request from Edward J. Haddad, Jr. P.E. of Clean Cemp Construction Engineering for a 518 square foot addition on the front of the CarTruck Packaging building located at 7315 Associate Avenue provided that the variance will also be approved. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Joe Polidori.

Other Business:

Mayor Albier: The Planning Commission received a letter regarding the nomination of a board member and also a resident to the CRA Committee. I was going to ask Jim Oper if he would be interested but he is not here this evening. We will make a phone call to him to see if he is interested. Katie Gallagher and Joe Polidori will need to recommend someone at a later date. Mayor Albier: We need the committee members in place by February 24, 2015.

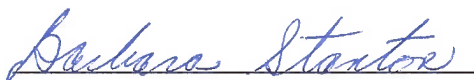
Old Business:

Katie Gallagher: I have a question regarding a follow up of the last meeting. Did we figure out who the property owner is of the Rabbit Run lot? Commissioner Kulcsar: It is North Star Strategic. I did track down the actual owner and he is located in Willard, Ohio. There is a property manager by the name of Stanley Jackson. I doubt if there is any association with the owners of the West Brooks. West Brook Apartments have not contacted me since the last meeting.

Mayor Albier: There was a question of why the City did not purchase the Rabbit Run property. The County submits to the City slivers of properties if we would like to obtain them. Most of the properties are too small where the City cannot do anything with them. This particular one was presented to Tom Ockington and with the past history of the property; there wasn't anything the City could do with it. If we obtain these properties the City pays the property tax so the land should be profitable. There was further discussion with Fran Migliorino. Commissioner Kulcsar: Typically you would want it to go to the County Land Bank prior to and then the City can get the property without taxes once it goes through a Sherriff's Sale. Fran Migliorino: We get the properties prior to the Sherriff's Sale, so the back property taxes and taxes going forward would be the City's responsibility. Katie Gallagher: What happens once a property goes to the Land Bank? Fran Migliorino: The County can give the property to the City without taxes if we choose to take it or actually than it will go to the State of Ohio. There was further discussion.

A motion was made by Katie Gallagher, second by Joe Polidori to adjourn. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Joe Polidori.

Meeting adjourned.



Barbara Stanton  
Secretary



Mayor Richard Albier  
Chairman